

ABOUT GROWTH

A QUARTERLY PUBLICATION ABOUT GROWTH MANAGEMENT

Summer 2007



Washington State
Department of
Community, Trade and
Economic Development

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Forest buffers help Roslyn preserve its historic character.

PHOTOS/BRENDAN BEARDSLEY

Historic preservation plays a critical role in city's growth management planning

By Lea Beardsley
Chair, Roslyn Historic Preservation Commission

In Roslyn, historic preservation plays a critical role in land use management.

Listed on the National Register of Historic Places in 1977, Roslyn has preserved many physical attributes from its heyday as the Northwest's largest coal-producer, reminding visitors that coal production in the early 1900s made the town a significant player in Western expansion.

Characteristics that give Roslyn its unique sense of place shape how historic preservation techniques apply to land use management. Key elements defining Roslyn's character are listed in the original application to the National Register of Historic Places:

■ The town's 1914 boundaries are intact, and

serve as the boundaries of the National Historic District.

- Forested boundaries meet the edge of town with no modern sprawl or subdivisions.
- Houses are similar in style, materials, and scale.
- Streets and alleys are laid out in a regular grid pattern.
- Modern intrusions are absent.
- Major landscape features serve as physical reminders of Roslyn's coal industry:
 - Slag piles.
 - Industrial open space where mines were located.
 - A branch line of the Northern Pacific Railroad (now the Coal Mines Trail).
 - Roslyn's 26 cemeteries.

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ABOUT GROWTH

Published quarterly by the Washington State Department of Community, Trade and Economic Development, Growth Management Services, 128 10th Avenue SW, PO Box 42525, Olympia, WA 98504-2525.

The department is the state's lead agency charged with providing financial and technical resources to build livable and sustainable communities.

Juli Wilkerson, CTED Director

The department administers the state's Growth Management Act. Its role is to assist and enable local governments to design their own programs to fit local needs and opportunities, consistent with the GMA.

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About Growth features topics that are of high interest and strives to reflect a wide range of views from various perspectives. The views expressed are those of the authors and not necessarily the department's opinions or positions.

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Preserving land, sites, and structures

By Janet Rogerson
Senior Planner, Growth
Management Services, CTED

Planning and historic preservation are working together in the revitalization of historic communities in Washington state and throughout America. Historic preservation helps communities recognize, protect, and celebrate those aspects of their place that make it home.

The Growth Management Act (GMA) includes among its 14 planning goals: "Identify and encourage the preservation of lands, sites, and structures that have historical, cultural, and archaeological significance." RCW 36.70A.020 (13)

Working on this goal also helps to carry out other GMA goals such as efficient multimodal transportation, affordable housing, economic development, open space and recreation, environmental protection, and citizen involvement.

Although the GMA does not require a Historic Preservation Element in a comprehensive plan, cities and counties planning under the GMA must consider and incorporate the historic preservation goal.

Historic Preservation: A Tool for Managing Growth, a guidebook available from the state Department of Community, Trade and Economic Development (CTED), provides information on how to prepare an element on historic preservation or cultural resources for a comprehensive plan. It also offers suggestions on how to integrate historic and cultural resource planning goals, policies, and strategies within other elements and in regulations. Following are a few examples.

■ **Land Use Element.** Communities benefit when historic districts, downtowns, neighborhoods, and locations of historic and cultural resources are designated on the future land use map, along with having goals and policies to maintain and enhance them. Careful site selection for public facilities and amenities offers additional



**Historic preservation helps protect
the distinctive shape of communities.**

PHOTO/CTED-RITA R. ROBISON

protection for these valuable resources.

■ **Housing Element.**

Innovative affordable housing created through adaptive reuse of existing buildings enhances community character and may qualify for historic preservation tax credits.

■ **Economic Development**

Element. Historic preservation stimulates local economies and creates jobs. Reinvestment is a catalyst for further economic development and

fosters citizen involvement and neighborhood pride. Heritage tourism provides tremendous economic opportunities.

■ **Development regulations.** More communities are successfully using techniques such as historic preservation ordinances, zoning overlays, design review and design guidelines, and density bonuses and incentives to preserve important resources.

Other organizations use growth management tools to foster historic preservation goals.

CTED's Downtown Revitalization/Main Street Program is helping communities revitalize the economy, appearance, and image of their downtowns. Using local resources and initiative, the program helps communities develop their own strategies to stimulate long-term economic growth in their downtown. See www.downtown.wa.gov.

The Washington Department of Archaeology and Historic Preservation (DAHP) administers the Certified Local Government (CLG) Program to establish and maintain local historic preservation programs and heritage registers. Visit www.dahp.wa.gov.

Using a CTED Emerging Issues Grant, the City of Spokane addressed the loss of historic resources despite having broadly supported laws designed to protect them. With co-sponsorship by the Washington Trust for Historic Preservation, the city convened an Emerging Issues in Local Preservation Law Roundtable, bringing planners,

City of Port Angeles to hire an archaeologist

By Nathan A. West, AICP
Principal Planner, Port Angeles Community
and Economic Development Department

The City of Port Angeles is taking steps to lead the way in responsible cultural resource management for local jurisdictions.

Very few cities in the United States have an archaeologist on staff, and Port Angeles is developing an innovative position that incorporates a city archaeologist.

Since all state and federally funded projects require archaeological review, the position will ensure that the requirements of the Governor's Executive Order 05-05 and Section 106 of the National Historic Preservation Act are met. In addition, the archaeologist will help carry out new local procedures and regulations that protect and preserve local archaeological sites of interest.

The new archaeologist position is state funded and derived from a settlement agreement reached by the State of Washington, Lower Elwha Klallam Tribe, Port of Port Angeles, and City of Port Angeles on August 14, 2006.

This agreement was necessitated by the halted construction of a graving dock project on the Port Angeles waterfront intended as the construction site for pontoons for the Washington State Department of

Transportation's (WSDOT) Hood Canal Bridge replacement project. Construction of the graving dock disturbed the historic Tse-whit-zen village site containing native burials and artifacts. Construction was halted by Governor Gary Locke and WSDOT Secretary Doug McDonald at the request of the Lower Elwha Klallam.

The city's archaeologist plays a key role by incorporating cultural resource management early into local planning and development decisions. In early 2007, the city began the procedures for the recruitment of the new position, and it is expected that hiring will take place in August.

The archaeologist will conduct a predictive analysis of the city's shoreline to determine areas of high, medium, and low probability for the presence of archaeological resources. The analysis will concentrate on the city's ten miles of shoreline from the end of Ediz Hook to the boundary of the former Rayonier Mill site.

The archaeologist also will assist in creating policies, a regulatory framework, and review procedures for development and construction activity in areas with sensitive cultural artifacts and resources.

In addition to being a team member of the Community and Economic Development Department, the

archaeologist also will be a technical advisor to the city's Public Works and Utilities Department for projects involving utility right of ways, construction of water and sewer lines, and excavation. He or she also will provide archaeological advice and review of private industry construction where the city has project control through the issuance of building, planning, zoning, and construction permits.

This is an exciting opportunity for the city. The city archaeologist will aid in local knowledge and preservation of cultural heritage within the City of Port Angeles.

Preserving land, sites, and structures

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preservationists, and attorneys together with a representative from the National Trust for Historic Preservation. The roundtable explored and worked toward resolving legal issues surrounding local historic preservation ordinances and their effectiveness in protecting historic and cultural resources.

This issue of *About Growth* describes a number of tools and examples that demonstrate how cities and counties are carrying out planning for historic and cultural resources in their communities.

From Clark County's efforts to develop and use an archaeological predictive model to Port Angeles' plans to hire a full-time archaeologist, local governments are making progress in planning for historic and cultural resources.

Roslyn describes how the town is striving to maintain the historic and cultural features that placed the town on the National Register, while Redmond explains how a suburban city is beginning its efforts on historic preservation.

DAHP discusses the state historic preservation plan, how it is being carried out, and how those interested in preservation can be involved.

If you have questions about historic or cultural planning, call Growth Management Services at 360-725-3000 or see www.cted.wa.gov.



An archaeologist monitoring one of Port Angeles' downtown projects found this large mammal bone.

PHOTO/CITY OF PORT ANGELES

Practicing preservation in a suburban city

By **Dianna Broadie**
Senior Planner, City of Redmond

Redmond is a suburban city of 50,000 lying east of Seattle. It was incorporated in 1912 and stayed a small agricultural town until well into the 1970s.

The city's historic properties aren't extensive in nature, but it still had a handful by the 1990s. Rapid growth created concern for their complete loss.

Redmond needed to inventory and survey what remained. The city used King County grant funding to hire a consultant. At the same time, comprehensive plan policies on historic preservation and supporting regulations were being brought forward for adoption.

Staff contacted each of the commercial property owners individually to see what regulations or incentives might be preferred or disliked. This method was successful in identifying and addressing issues for a majority of the commercial owners such as concerns related to property rights.

Properties identified in the survey were notified and a number of homeowners expressed concerns over regulation. Since controversy makes good press, there was a great deal of news coverage.

The city council was split over adoption of the program and was under pressure to reach a solution. This led to some interesting outcomes.

The council easily accepted a height restriction that was essentially a "downzone" for the core area of historic downtown properties. However, it didn't support a historic district.

Instead, the council adopted a set of historic design guidelines for an area that the citizen advisory group had identified for its historic district character.

The council designated a set of properties for protection with the allowance that others could be designated with owner consent. They set up a grant program as an incentive to historic property owners.

The council also amended the city's transfer of development rights program to include historic properties, offered code waivers, and approved an interlocal

agreement with the county for preservation.

Although the historic preservation ordinance got off to a rocky start, the program has been very successful. Some lessons learned in the process include:

- Make sure owners understand what the survey means during the initial survey.
- Get owners on board early and find out what their concerns are. You probably won't avert all the property rights controversy but will likely reduce it.
- Take advantage of interlocal agreements. Redmond finished its survey work by applying for a grant from 4Culture, a tax-exempt public corporation that is King County's cultural services agency, then hired county staff through an interlocal agreement. The county staff was then able to combine our \$5,000 award with a larger request for federal dollars to get about \$25,000 worth of work done for Redmond.

- Use incentives along with regulation. Redmond's grant program partially restored a downtown business and improved a blighted façade, supporting Redmond's goals for the downtown as well as for historic preservation.

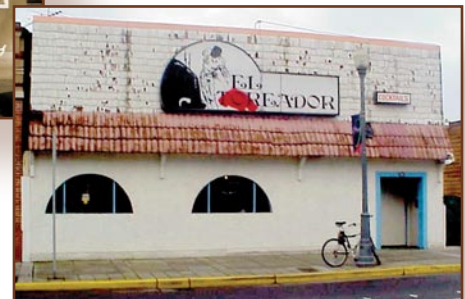
- Use code waiver provisions. The provisions for parking standards will probably make or break a resale of one of the city's historic properties that can't provide on-site parking.

You may have to proceed in small increments such as several surveys, but taken as a whole, those small steps can add up to a successful program.

For further information, write dbroadie@redmond.gov or see www.ci.redmond.wa.us and click on City Services then Heritage Grants and Historical Information/Redmond.



This building, which has been radically changed over the years, is undergoing a restoration to bring it back to more closely resemble the original structure.



PHOTOS/CITY OF REDMOND



Yakima improves downtown, surveys historic properties

By Vaughn C. McBride

Associate Planner, Yakima Planning Division

Throughout the 1970s and 80s, the rapid loss of historic structures in downtown Yakima left gaping holes in the fabric of our downtown core. Several important, contributing structures were demolished and removed, but fortunately many remain.

Over the last three years, the city has embarked on a rigorous program of activities to strengthen the incentives to preserve local historic structures and places.

The city developed a new historic preservation ordinance in 2005 that expanded the scope of the previous ordinance, and created a new historic preservation commission. The ordinance and resulting commission bylaws were formatted to meet Certified Local Government (CLG) designation criteria. (See page 2 for a description of the purpose of the CLGs program.)

The valuable CLG property tax abatement program, available to properties that incorporate certified historic preservation improvements, has attracted significant new investment to our downtown core area.

Yakima received a CLG grant in 2005 to conduct a survey and inventory of downtown Yakima and the Central Washington State Fairgrounds. The project was completed successfully and has provided momentum for local historic preservation efforts.

To further revive and reinvigorate the downtown core area, the city is committing significant resources to support efforts to enhance the existing streetscape, including sidewalks, benches, water fountains, plants, and flowers.

The revitalization of the North Front Street Historic District is central focus of our efforts. This district includes several historic properties of cultural significance including a Northern Pacific Railroad depot, the original City Hall, and the Opera House.

In addition to work in our downtown, we're especially proud of efforts underway with the fairgrounds and

volunteer efforts to document and preserve the Barge-Chestnut Trolley Car Neighborhood.

Yakima received a second CLG grant in 2007. It will be used to document the historic resources of the Barge-Chestnut neighborhood and provide a foundation for the creation of a historic district for it as well as for other residential neighborhoods in Yakima, particularly those located to the northeast and southeast of downtown Yakima. The proposed project is a survey covering ten blocks and encompassing nearly 200 resources.

The CLG designation furthers the objectives and policies of Yakima's adopted comprehensive plan, which promotes the establishment of "development that supports a sense of community; and the preservation, restoration, and enhancement of our historic, cultural and archaeological resources, tangible and intangible, to provide a living link with our past."

In many ways, Yakima's future is tied to its past.

For information, write vmcbride@ci.yakima.wa.us or see www.ci.yakima.wa.us/hpc/default.asp.

Historic preservation plays a critical role in city's growth management planning

CONTINUED FROM PAGE 1

Roslyn residents strive to maintain those historic and cultural elements that put the town on the National Register. To maintain the historic boundaries, urban growth occurs on empty lots scattered throughout town. Because subdivisions attached to Roslyn's historic boundaries are not historically appropriate, new construction occurs as infill within the existing built-up city.

In 2004, through a negotiated settlement agreement between RIDGE, a local land use citizens' group, and corporations building a resort west of Roslyn, the city protected its forested eastern flank by acquiring a 300-acre parcel that became a park. To the west, forested buffers soften Roslyn's boundaries that join Suncadia, a master planned community.

The Roslyn Planning Commission works to ensure that Roslyn's built environment remains cohesive, and continues to be harmonious with Roslyn's historic character. It has developed design review guidelines to ensure that new construction or remodels match Roslyn's historic architectural fabric.

In 2007, to help owners of historic properties maintain the local architectural style, the Roslyn Historic Preservation Commission issued

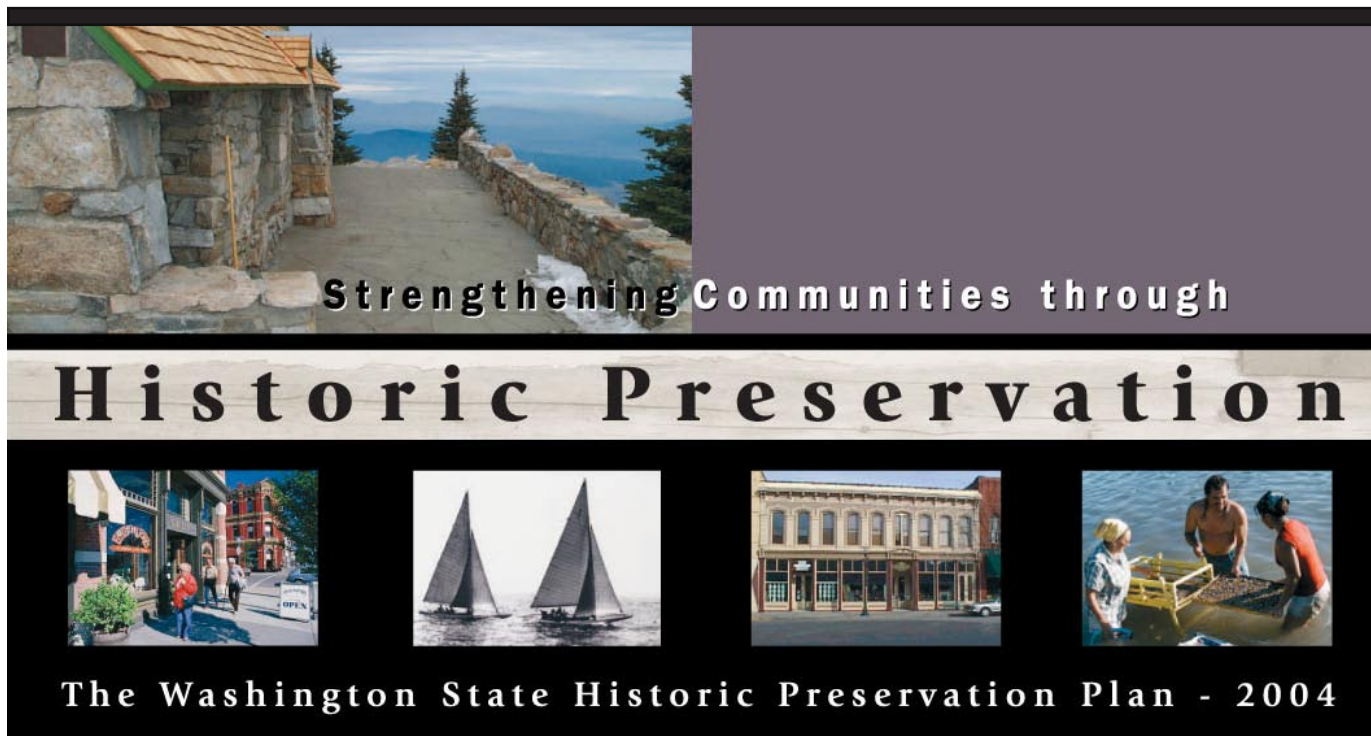
The City of Roslyn Standards and Guidelines for Historic Properties.

Roslyn's Planning Commission and Historic Preservation Commission are actively monitoring Suncadia's plan to develop the industrial space within Roslyn city limits, ensuring that the site's significant industrial resources are protected, and that any development is historically appropriate.

Roslyn residents first recognized the need to guide growth in the 1980s with an influx of Puget Sound residents seeking second homes. In 1991, residents completed their first comprehensive plan to guide land use and development in Roslyn. The same year the city adopted the Historic City of Roslyn Land Use Code to tie historic preservation to the comprehensive planning process.

Roslyn put teeth in its historic preservation techniques in 2001 by establishing the Roslyn Historic Preservation Commission. Preservation strategies are an integral part of Roslyn's planning process, helping guide growth while protecting the town's historical, cultural, archaeological, industrial, and architectural resources.

For details, write roslynplanning@inlandnet.com.



By Greg Griffith, AICP
Deputy State Historic Preservation Officer

Called *Strengthening Communities Through Historic Preservation*, Washington's historic preservation plan doesn't read like your typical local comprehensive planning document that planners are most familiar with.

However, the plan does parallel comprehensive plans in that it conveys a long-range vision for historic preservation in Washington. Also, many planning objectives and tasks are identified to help achieve six preservation planning goals.

The state historic preservation plan was completed in 2004, spearheaded by DAHP. The National Park Service requires all state historic preservation offices to develop and implement a state historic preservation plan as a prerequisite for receiving federal funds to assist office operations.

In 2003, Washington made a bold move to expand the state historic preservation plan to include Washington's broader preservation community.

"We can't do everything; we need to partner with everyone else in the state who has a role in how our historic and cultural resources are managed," said Allyson Brooks, state historic preservation officer and DAHP's top official.

From that shift in thinking about the plan's direction, DAHP began recruiting

members for a plan steering committee, an ad hoc group of individuals representing a cross section of the state's historic preservation community. The committee crystallized the vision, outlined the public process, and synthesized the responses that ultimately framed the plan's goals.

The public participation process provided clear evidence that citizens understand the close link between land use planning and historic preservation. Comments consistently voiced concern that sprawling development threatened rural resources and archaeological sites, and sapped energy and resources from historic urban centers and neighborhoods.

These comments translated into Goal IV of the plan: "Integrate preservation principles into local land use decisions, regulations, and development processes."

Specific tasks related to this goal include developing information to assist planners and preservationists in developing historic preservation elements in local comprehensive plans, and expanding predictive modeling of archaeological site location across the state. CTED's Growth Management Services and Public Works Board played a large part in helping to fulfill these tasks.

From the start, the planning steering committee was keen on making sure that the plan would be carried out, so it created a successor called the Preservation Collaborative. The Collaborative meets three times a year to monitor progress.

Since 2004, the Collaborative has overseen completion of the Economic Impact Study, increased grant funding for historic properties, and held regular meetings with tribes about cultural resource concerns.

Another planning goal has driven efforts to expand partnerships with organizations outside the preservation community. Success is witnessed by projects with land trusts, building officials, and planners, among others.

The current state preservation plan ends in 2009. Already, the Preservation Collaborative is identifying issues and opportunities for a revised plan reaching beyond 2009.

Participation by the planning community is essential to preparation and successful implementation of the plan. You are invited to be part of the process.

For more information about the plan or preservation, call 360-586-3073 or e-mail greg.griffith@dahp.wa.gov. Visit www.dahp.wa.gov to download a copy of the plan and related documents.

Protecting cultural resources:

Using a model to predict when an archaeological predetermination survey is needed

By Todd Miles

Archaeological Review Coordinator, Clark County Community Development Department

In an effort to recognize and protect important archaeological, cultural, and historic resources, Clark County adopted an Archaeological Predictive Model and probability maps in December 1994.

The county's ultimate goal is to reduce disturbance of cultural resources and increase our knowledge of the past. The model and maps established a matrix to guide when an archaeological investiga-

tion should be required for development.

The Historic and Cultural Preservation Ordinance, adopted in 1996, recognized the need to periodically update the predictive model to reflect the best available information. The model was assessed and updated in 2001.

Archaeological predictive modeling

This type of modeling is a useful tool for research and planning purposes. Models provide practical benefits, including more efficient planning, and incorporation of cultural resources early in local, state, and federal environmental

planning and Section 106 of the National Historic Preservation Act processes.

The basis for the county's archaeological predictive model is logistic regression analysis, using variables such as distance from navigable waters, slope, proximity to recorded archaeological sites, and hydric soils.

Clark County's archaeological planning process

As the archaeological review coordinator, I ensure archaeological studies conducted in Clark County comply with the cultural resource ordinance.

I review the probability of discovering cultural resources on proposed development sites and whether an archaeological investigation is needed. I determine the appropriate level of investigation

by researching the proposed site and referencing the archaeological predictive model map.

Potentially sensitive or complex projects may require additional consultation with tribal specialists and DAHP.

Based on my determination, a consulting archaeological firm conducts the appropriate fieldwork. The firm submits a final report detailing its results and recommendations. The findings are reported to all the parties involved for review and documentation.

I also collaborate with DAHP to more effectively integrate archaeological data into the county's Geographic Information System.

Why invest in a model?

A predictive model has the benefit of allowing local planners to consistently and rapidly make a high level review of a development site for its archaeological potential. A good model can compensate for the lack of a trained archaeologist on staff by highlighting the development sites with the greatest potential for cultural resources.

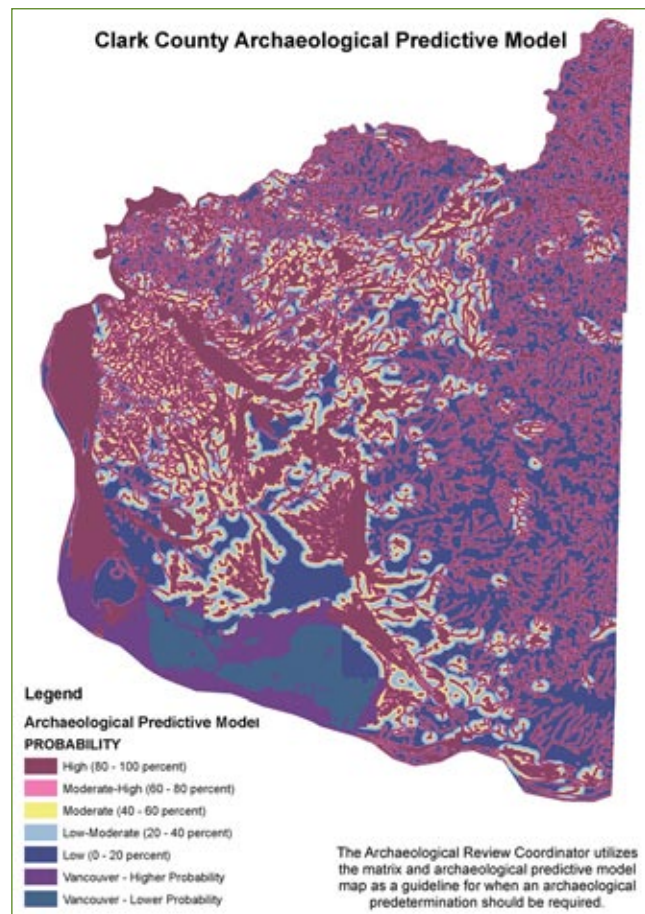
The model can increase initial awareness for developers and give them an early notice when archaeological studies might be required.

Models aren't perfect

A model doesn't substitute for good fieldwork and contractors who know about the character of cultural resources and their importance. When the model is backed-up by education and awareness, a community can do much more to help development proceed while also protecting resources.

For details, write todd.miles@clark.wa.gov or, for a copy of the fact sheet "Archaeological Predetermination and Survey Review," see www.clark.wa.gov/commdev/documents/devservices/handouts/26-archaeology.pdf.

Predictive Model Map Designation		Potential for Impacts		
Class	Probability Index	Low	Moderate	High
1	1% – 20% } Low	No	No	No
2	21% – 40% } Low-Moderate	No	No	Yes
3	41% – 60% } Moderate	No	Yes	Yes
4	61% – 80% } Moderate-High	No	Yes	Yes
5	81% – 100% } High	No	Yes	Yes



SOURCE/CLARK COUNTY

Cultural resource planning: an action plan for Whatcom County

By Mary Rossi and Isaac Blum

APT-Applied Preservation Technologies, and

Martin Blackman, AICP

Land Use Supervisor-SEPA, Whatcom County
Planning and Development Services

In Washington State and beyond, rapid population growth and an increase in the rate of development have contributed to a growing awareness of the importance of effective planning for cultural resources.

Cultural resources include prehistoric and historic archaeological sites, historic structures and districts, and traditional cultural properties.

A number of federal, state, and local regulations include the consideration of cultural resources during the land use permitting process: the National Historic Preservation Act, State Environmental Policy Act, Shoreline Management Act, and Growth Management Act.

However, a disconnect often exists between the policies and regulations and how they're carried out in communities. Also, many planners lack formal training in cultural resource management, yet they're given the task of making decisions about them during the permitting process.

To identify steps for improving Whatcom County's consideration of cultural resources during permitting, the county's Planning and Development Services applied for an Emerging Issues Grant from CTED.

The project was called Creating an Action Plan for Comprehensive Cultural Resource Planning in Whatcom County. During the grant period, APT-Applied Preservation Technologies, a program of the Bellingham-based nonprofit Eppard Vision, completed these tasks:

- Research on current cultural resource protection efforts through regulatory review and discussion groups with staff.
- A gap analysis represented by a series of matrices.
- Identification of potential action steps.

The findings were compiled into an action plan for the county's consideration.

Steps in the plan include:

- Regulations.
- Cultural resource review process.
- Inadvertent discoveries.
- Tools, training, and interagency/interlocal agreements.

Successful implementation of county cultural resource policies depends on staff and stakeholders understanding and carrying out their respective roles and responsibilities. For this to occur, the following is needed:

- Standardize cultural resource review and response processes.
- Train staff.
- Provide stakeholder and public outreach.

Since the action plan was completed, several items have been addressed and awareness has been raised about the issues brought up.

While many changes remain that would enhance staff resources to do more extensive cultural resource management, which depend on additional resources, the following items are being addressed:

- The county has enhanced training by sending two staff, State Environmental Policy Act (SEPA) and shorelines administrators, to Cultural Resources Management Training in the Dalles.

- The county has made the Tribal Historic Preservation Office at the Lummi Nation its sole point of contact for cultural resources management issues with the Lummi Nation unless they request otherwise.
- Shorelines and SEPA staff have communicated more and shared interpretive information regarding submitted archaeological surveys and the need for field monitoring. County planning staff has coordinated in a timely way on several difficult projects that potentially impacted cultural resources, which became evident during site reconnaissance. These items depended on good communication, and involved communication among the county's planning and building staff as well as the Sheriff's Office, the Lummi or Nooksack tribes, and DAHP.

For more information about how the study and action plan were developed, please contact mkrossi@eppardvision.org.

For more information about Whatcom County regulations and practices regarding cultural resources management, please contact mblackma@co.whatcom.wa.us.



Whatcom County's cultural resources grant looked at ways to protect cultural resources including artifacts such as this nephrite adze blade used in woodworking.

PHOTO/APT

New growth management laws

During the 2007 legislative session, the following growth management-related laws were enacted.

Forest practice applications – SHB 1409

A new mechanism with new dates is established. Some counties and cities are required to adopt forest practices approval ordinances by the end of 2008, while the others may assume the responsibility at their own discretion. The trigger for determining if a county or city is required to adopt these ordinances is the number of forest practices applications that have been submitted within the county between January 1, 2003, and December 31, 2005, and whether the county plans under the GMA.

Agricultural lands and critical areas – SSB 5248

Counties and cities may not amend or adopt critical areas ordinances (CAOs) as they apply to agricultural activities until July 1, 2010. This doesn't limit their obligations to comply with requirements on critical areas not associated with agricultural activities. Nor does it limit their ability to adopt voluntary programs

to protect critical areas associated with agricultural activities.

Counties and cities subject to deferred deadlines for CAO adoption should implement voluntary programs to enhance public resources and the viability of agriculture, and must include measures to evaluate their success. By December 1, 2011, counties and cities subject to deferral must review and revise CAOs to comply with the requirements of this chapter.

By July 1, 2007, the Ruckelshaus Center will begin a two-phase study of the conflicts between agricultural activities and CAOs. The center will issue two reports.

The center will work to achieve agreement among participating stakeholders and develop a coalition that can be used to support accepted changes or new approaches to protecting critical areas during the 2010 Legislative Session.

Industrial development on coal mine sites – SB 6014

Certain counties planning under the GMA may designate a master planned location for major industrial activity

outside urban growth areas on lands formerly used or designated for surface coal mining and supporting uses.

Development within industrial land banks – SHB 1965

A master planned location for major industrial developments may be approved through a two-step process:

- Designation of a land bank area in the comprehensive plan.
- Approval of specific major industrial developments through a local master plan process.

In selecting locations, priority must be given to locations that are adjacent or close to an urban growth area. The environmental review must occur for the industrial land bank, not at the project level.

The dates after which counties can no longer approve locations for land banks are eliminated. Counties must take action to designate one or more banks and adopt regulations by the final deadline date for completing the county's next GMA update occurring before December 31, 2014.